



Cascade County Special Use Permit (SUP) Application

Cascade County Public Works Department
Planning Division
121 4th St No, STE 2H/I, Great Falls MT 59401
Phone: 406-454-6905 Fax: 406-454-6919

**Site Plan
Requirements
On Back**

\$450.00 Non Refundable Application Fee

Payment: Check (#) 050 Cash

OFFICE USE ONLY

Date Application Received: 8/29/2018 Floodplain Permit (Attached): (Y / N / N/A)
Application No.: SUP 011-2018 Variance Approval (Attached): (Y / N / N/A)
County Approach Permit (Attached): (Y / N / N/A)
Health Dept. Approval (Attached): (Y / N / N/A)
Approved Permit No.: _____ Addressing Approval (Attached): (Y / N / N/A)
Red Yellow Green (Development Coordination Map) / /
Date of Final Approval: _____ Date of Zoning Board of Adjustment Public Hearing / /
Approved by (Staff): _____

Applicant/Agent: Jessica & Dusty Fryberger **Mailing Address:** 202 US Hwy 89 Vaughn, MT

Home Phone: _____ Work Phone: _____ Cell Phone: 406-590-8682

Owner(s) if different from applicant: Dusty & Jessica Fryberger **Mailing Address:** Same

Home Phone: _____ Work Phone: _____ Cell Phone: _____

Property Address: same 200 US Hwy 89 Vaughn, MT 59487 Sec _____ T _____ R _____

Lot(s) _____ Blk _____ **Geo Code:** _____ **Parcel #** 5735900

Structure Permit Issued For: _____ **Current Zoning:** Ag
OR

Change of Use Permit Issued For: Outdoor Sports & Recreation

Type of Improvement:

- | | | |
|--|---|---|
| <input type="checkbox"/> Residential Structure, Multi/Single | <input type="checkbox"/> Open-cut Mining Operation | <input type="checkbox"/> Shop/Shed |
| <input type="checkbox"/> Public Entity | <input type="checkbox"/> Warehouse | <input type="checkbox"/> Office |
| <input type="checkbox"/> Utility Installation, Minor/Major | <input checked="" type="checkbox"/> Commercial/Agricultural in Nature | <input type="checkbox"/> Retail |
| <input type="checkbox"/> Membership Club | <input type="checkbox"/> Commercial Storage Facility | <input type="checkbox"/> Industrial Use |

Square Feet of Proposed Structure/Addition: _____ **Total Land Area Acres:** 182.94

Type of Water Supply: Vaughn Private well **Type of Sewage Disposal:** Septic tank permitted by the County

I. General Information for Applicants

- A. **Understanding the Regulations:** First, the proposed use must be specifically mentioned as a category in Uses Permitted Upon Issuance of a Special Use Permit within Section 7 of the Cascade County Zoning Regulations. Portions of the County Zoning Map and the Zoning Regulations are available at the Cascade County Website at <http://departments.cascadecountymt.gov/planning>.

II. Steps of the Application Process

- A. Schedule a Pre-Application meeting with planners to ensure the project will meet the standards for Special Use Permits as outlined within Section 7 of Cascade County's Zoning Regulations.
- B. Complete, sign and return a Special Use Permit application and Special Use Permit Checklist, with the \$450.00 application fee to Planning Staff.
- Site plans, diagrams, business plans, operational statement checklist, photographs and other documents may be requested as part of a complete application, depending on the applicant's proposal.
- C. Planning Staff will notify interested agencies of the proposed project to request comments for the application.
- D. Planning Staff will schedule a public hearing before the *Cascade County Zoning Board of Adjustment*; Legal notice will be published twice in the Great Falls Tribune (at least six (6) days separating each publication) and sent by certified mail to all adjacent landowners.
- Planning Staff will present the application to the Zoning Board of Adjustment along with recommendations, based on findings of facts.
- The *Zoning Board of Adjustment* will make a determination on the application; three (3) affirmative votes are needed to issue the permit.
- E. Upon written notice from the Planning Staff, the applicant may begin the permitted special use.
- F. Permits may be revoked or expire for the following reasons:
1. The *Zoning Board of Adjustment* finds them in violation of the conditions of the permit or another regulation/ordinance.
 2. Approval is valid for one particular use and shall expire one year after the date of approval, if construction or the use has not started. The Zoning Administrator may grant a one-time only 6 month extension on the Zoning Board of Adjustment Approval.
 3. The Special Use Permit shall expire if the use ceases for six (6) months for any reason. Any future extension requests must be granted by the Zoning Board of Adjustment prior to the date of expiration.

III. SUP Criteria

- A. Explain how the proposed use meets all of the required criteria below. ALL CRITERIA MUST BE DISCUSSED. If criteria are not applicable, please explain why. Attach drawings, additional text, site plans, and any other documents that will assist staff and the board in reviewing the proposed use. The more information you can provide, the easier it is for staff and the *Zoning Board of Adjustment* to review the application.
1. The proposed development will not materially endanger the public health or safety.
 - a) Traffic conditions in the vicinity, including the effect of additional traffic on streets and street intersections, and sight lines at street intersections and approaches:

4. The proposed development will be consistent with the Cascade County Growth Policy.

- a) Consistency with the Growth Policy objectives for the various planning areas (Please address all five goals with a separate sheet of paper).

Goal 1: Sustain and strengthen the economic well-being of Cascade County's citizens.

Objectives:

- A. Stimulate the retention of existing businesses and expansion of existing businesses, new businesses, value-added businesses, wholesale and retail businesses, and industries including agriculture, mining, manufacturing/processing and forest products.

- B. Stabilize and diversify the county's tax base by encouraging the sustainable use of its natural resources.

- C. Identify and pursue primary business development that complements existing business, which is compatible with communities, and utilizes available assets. Identify and pursue targeted business development opportunities to include, but not limited to, manufacturing/heavy industry, telecommunication, and youth/social services.

- D. Promote the development of cultural resources and tourism to broaden Cascade County's economic base.

- E. Foster and stimulate well-planned entrepreneurship among the county's citizenry.

- F. Promote a strong local business environment. Encourage and strengthen business support mechanisms such as chamber of commerce, development organizations and business roundtable organizations.

D. Assure clean air, clean water, a healthful environment and good community appearance.

E. Support the development of natural resources including but not limited to timber, mining, oil and gas production and renewable energy production.

F. Continue to work with federal and state agencies to redevelop properties within Cascade County which are currently undergoing Superfund and Brownfield processes.

Goal 3: Maintain agricultural economy.

Objectives:

A. Protect the most productive soil types.

B. Continue to protect soils against erosion.



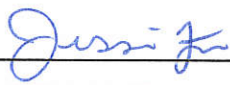
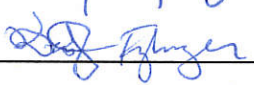
C. Protect the floodplain from non-agricultural development.

D. Support the development of value-added agricultural industry in Cascade County utilizing the products from the regional area.

D. Encourage the continued development of educational programs and facilities, recreational opportunities and spaces and health services for all county residents.

b) Consistency with the municipal and joint land use plans incorporated by the Growth Policy.

ATTEST: I hereby certify that the information given herein is true and correct to the best of my knowledge. There are no restrictions placed upon my property which would prohibit the issuance of this permit. If there are any restrictions, then this permit shall become null and void. I hereby grant permission to any Cascade County Zoning Official to enter my property to inspect for compliance with the County Zoning Regulations in relation to this application.

| | | | | |
|---------------------------------|---|--|-------|---------|
| Printed Name of Applicant: | Jessica Fryburger | Dusty Fryburger | Date: | 8/28/18 |
| Signature of Applicant: |  |  | Date: | 8/28/18 |
| Printed Name of Property Owner: | Jessica Fryburger | Dusty Fryburger | Date: | 8/28/18 |
| Signature of Property Owner: |  |  | Date: | 8/28/18 |